



Athletic Fields Study Committee

Report of the Committee
November 2010

Committee Members

- Open Space Committee
- Board of Selectman
- Town Staff
 - Parks & Cemeteries
 - Recreation
 - Open Space Program
- School Committee Representative
- Representatives from Youth Sports Leagues
 - Soccer
 - Football
 - Baseball/Softball
 - Lacrosse

Committee Objective-

Address the Issue of Shortage and Overuse of Town Athletic Fields

- WHAT We Have
- WHO Uses Fields
- WHERE We Could Add/Improve
- HOW Many Additional Fields Needed
- NEXT STEPS...

WHAT We Have



Athletic Playing Fields Inventory

BIALEK PARK-Cemetery & Parks Dept

1 softball field, 2 50' baseball fields,
1 90' baseball field

GREAT NECK PARK-Cemetery & Parks Dep

1 small sized practice field

GREEN ST. FIELDS-School Dept

1 multipurpose field
3 baseball fields

MILE LANE-School Dept

2 multipurpose fields
1 baseball field
1 small sized practice field

DOYON SCHOOL-School Dept

3 baseball fields

MIDDLE SCHOOL-School Dept

1 softball field

HIGH SCHOOL-School Dept

1 multipurpose field
1 small sized practice field

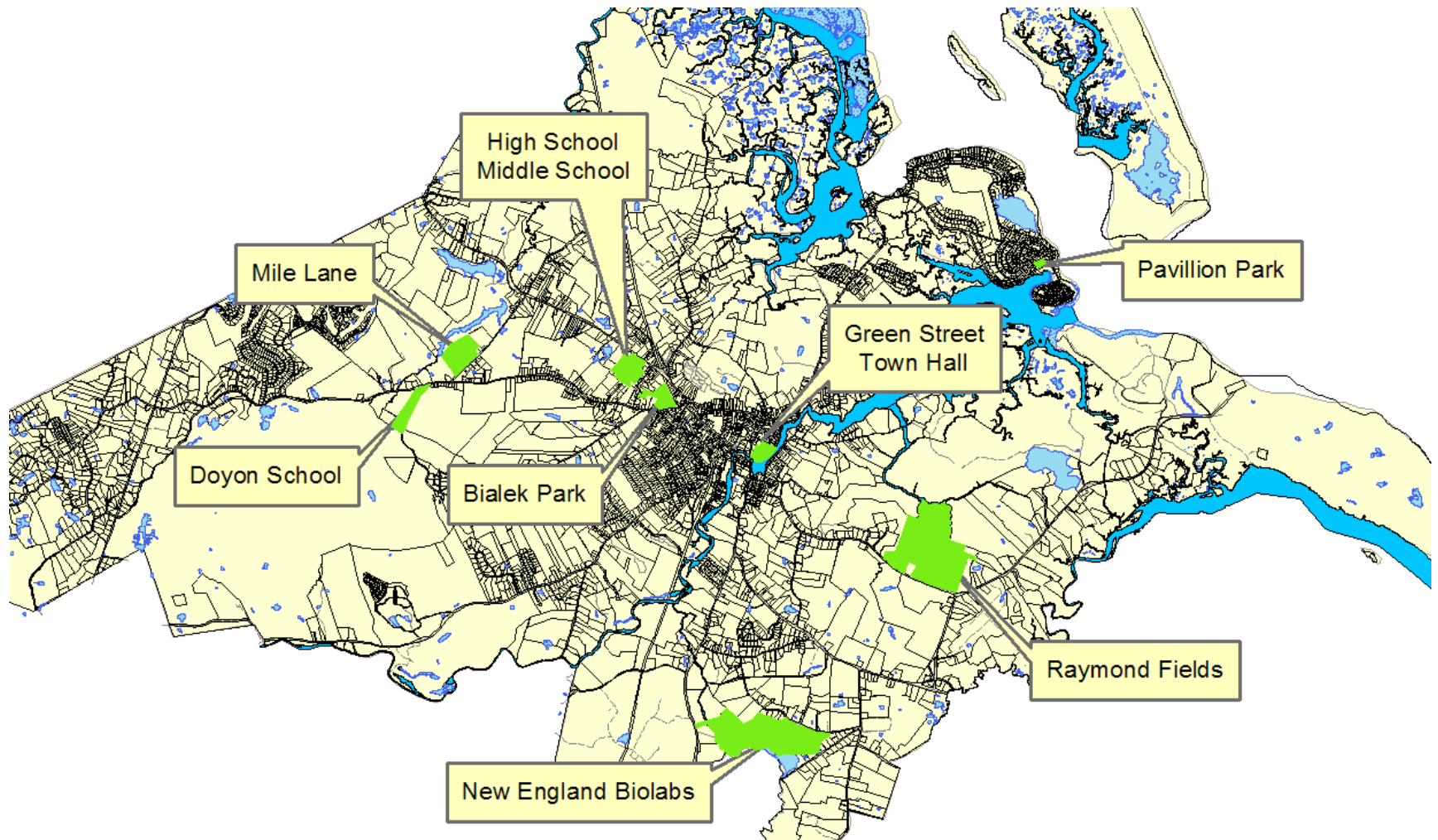
RAYMOND FIELDS-Privately owned

2 soccer fields

NEW ENGLAND BIOLABS-Privately owned

2.5 soccer fields

Athletic Playing Fields Inventory



Athletic Fields Compared

- In our town, approximately 21% is salt marsh
- 10% is freshwater swamp
- Approximately 10% is owned and managed by the Trustees for the Reservations. Appleton Farms, Greenwood Farms and Cranes
- 10% is owned by the state, Willowdale and Plum Island
- Less than 0.3% of the land in town is currently used for organized athletics. This includes school and town owned land.

Changes in Field Inventory from 2007

- Additional 60' Baseball field built by Ipswich Little League at Green Street Fields
- Additional Multipurpose field built by the Friends of Ipswich Athletics through a grant by the Institution for Savings at the School's Mile Lane Athletic Facility
- 90' baseball diamond at Bialek Park rebuilt, dugout fencing added, backstop, team benches and bleachers replaced with debt appropriation from Town Meeting and private donation

Raymond Fields

- Travel soccer has used Raymond Fields off of Essex Road for over 15 years.
- The agreement to allow use has been between Ted Raymond and IYS on a handshake.
- A consortium lead by Trust for Public Lands bought the development rights for 250 acres including the fields used by Travel Soccer. The Town of Ipswich contributed over \$2M from the open space bond fund for this conservation.
- The conservation included a 3 ½ year lease between Ted Raymond and Ipswich Youth Soccer.
- The lease expires in 2013 and may be renewed annually.

Overall Fields Inventory

- 4 Multipurpose (School)
- 8 Baseball/Softball (School & Town)
- 3 Small Practice (School & Town)
- 4.5 Soccer Fields (Private)

Chronology of Playing Field Additions

- 2010 90' Baseball diamond rebuilt at Bialek Park
- 2007 Second multipurpose field built at Mile Lane Fields.
- 2007 Third 60' baseball diamond built at Green St Fields.
- 1999 Mile Lane Field Built (to replace High School Fields lost during new construction)
- 1998 Raymond Fields Provided on Temporary Basis to Town Travel Soccer
- 1960's Doyon School Fields Built When School Constructed
- Prior to 1960....

WHO Uses Fields



Athletic Leagues-Town & School

| | |
|-------------------------------|-----------------------|
| Youth Football | High School Sports: |
| Youth Soccer -Travel & Intown | Field Hockey |
| Youth Baseball | Softball |
| Youth Softball | Baseball |
| Youth Lacrosse | Soccer |
| Adult Soccer | Track |
| Adult Baseball | Cross Country |
| Ultimate Frisbee | Lacrosse |
| EBSCO Soccer | Football |
| | |
| | Middle School Sports: |
| | Soccer |
| | Track |
| | Softball |
| | Field Hockey |

Total Athletic Participants-2010

- Youth Soccer-Travel- 192 Fall 2010/Spring 2011
- Youth Soccer- In Town- 393 Fall 2010
- Youth Football- 155
- Youth Lacrosse- 215
- Youth Baseball (Little League & Babe Ruth) 385
- Youth Softball- 72
- High School Field Sports- 457
- Middle School Field Sports- 210
- Adult Soccer- 72
- Adult Baseball/Softball- 120
- Adult Frisbee- 20
- **TOTAL PARTICIPANTS= 1891**

Athletic Teams Trends

- Youth Lacrosse 62% growth 2006-10
- Youth Football 58% growth 2006-10
- Youth Soccer—in town 11% decline 2008-10
- Youth Soccer—travel 26% decline 2008-10
- Youth Baseball/Softball 13% decline 2006-10
- Adult Soccer Leagues- 60% growth 2006-10
- Adult Softball/Baseball Leagues- 58% growth 2006-10

Possible Multipurpose Field Area Behind Doyon School



Possible Multipurpose Field area Behind Baseball Field at Mile La



Options for Additional Fields

- Existing Properties
 - Doyon School-one additional multipurpose field
 - Mile Lane Fields- one, maybe two additional multipurpose fields
 - Bialek Park- one additional small multipurpose field where old tennis courts were
- Properties Added to the Open Space Bond List
- Undeveloped Town Owned Properties
 - Former land fill at end of Town Farm Road

HOW Many Additional Fields Needed

- Need to provide fields to replace currently used private fields by the soccer programs.
- Need to provide additional fields for youth lacrosse and youth football.
- Need fields to be able to rotate usage.

Better utilization of existing fields

- Convert from grass to artificial surface
- Candidate field: IHS Stadium Field
- Costs of initial conversion: \$750K
- Service life of artificial surface: 10 years
- Cost to resurface after end of life: \$300K

Near Term Projected Field Needs

Replacement of Raymond Soccer Fields:2

Replacement of Biolabs Soccer Fields:2.5

Field Hockey/Adult Soccer: 2

Youth Football/Lacrosse Growth 2

Total: 8.5 Full sized fields

Longer Term

- New site with potential expansion of up to 10 full sized multipurpose fields.
- Off site parking
- Frontage to road to handle traffic
- Bathrooms & concession stand
- Growth would be served by converting grass fields to artificial surface fields.

Next Step for Committee

- Additional Field at Doyon School
- Additional 1-2 multipurpose fields at Mile Lane Fields
- Open Space Program Manager Actively Pursue Prospective Land Acquisitions
- Continue To Seek Opportunities for Properties for Potential Athletic Fields

Costs- maintain vs. rebuild

- The 90' baseball diamond was rebuilt in 2010. The cost was \$22K and there is still some re-grading that need to be done on the first & third baselines.
- Those in the business of rebuilding and maintaining baseball fields estimate that this rebuilt field will look as if the rebuilding never happened in 5 years if no effort is made to maintain the field.
- Estimated annual maintenance costs are \$2-3K not counting mowing. Annual costs: fertilizer, lime, cutting grass lines, clay conditioner, weed control, sod for relining base paths

Costs- Maintenance

Field Sizes

- A full size multipurpose field is 180' x 330'
- With 15' buffer around the perimeter, the total field size is 1.8 acres. We'll round that to 2 acres for a multipurpose field
- A 60' baseball diamond field (200' fence) is approximately $\frac{3}{4}$ of an acre
- A 90' baseball diamond field (320' fence) is approximately 2 acres

Costs- Maintenance

- Ipswich Little League spends approximately \$2K per 60' field per year for maintenance and that does not include mowing.
- Mowing costs for athletic fields are estimated at \$120/acre/week per Ipswich Cemeteries & Parks Dept.
- Initial field lining for lacrosse is \$300 per field and repainting a field that's been already lined is \$150/week.

Costs- Maintenance

- Need to develop costs of ownership model for properly maintained athletic fields. Annual costs should include:
 - Mowing
 - Fertilization
 - Pest control
 - Lime
 - Re-sodding of worn areas
 - Core Aeration and slice seeding
 - Irrigation
 - Field lining

Costs- building more

- An area behind the Doyon School is a candidate for another full size multipurpose field
- Estimated costs:
 - Land clearing: \$5K
 - Surface prep, rough grading, laser grading:\$35K
 - Hydroseed: \$9.5K
 - Irrigation installation: \$15K
 - Irrigation Well Installation: \$45K
 - Additional parking ?
 - Total without parking addition: \$109.5K

Financing new construction or and acquisition

- Open Space Bond Fund as written: less than \$1.385M left-can only be used for land acquisition
- New Open Space and Recreation Bond Fund
- New bond per project
- Community Preservation Act (CPA)
- Property Transfer Tax
- Create recreation fund using beach receipts, beach stickers, user fees for funding sources